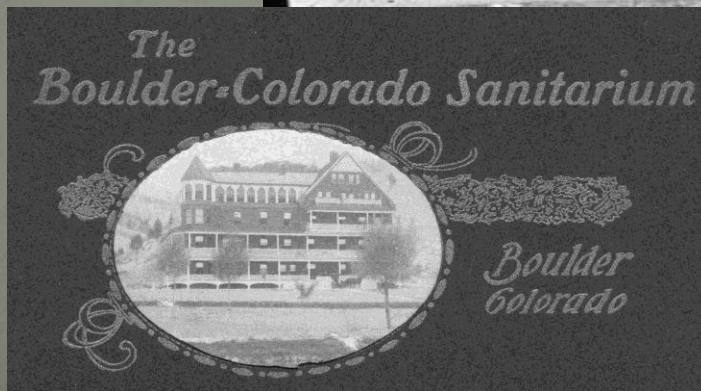
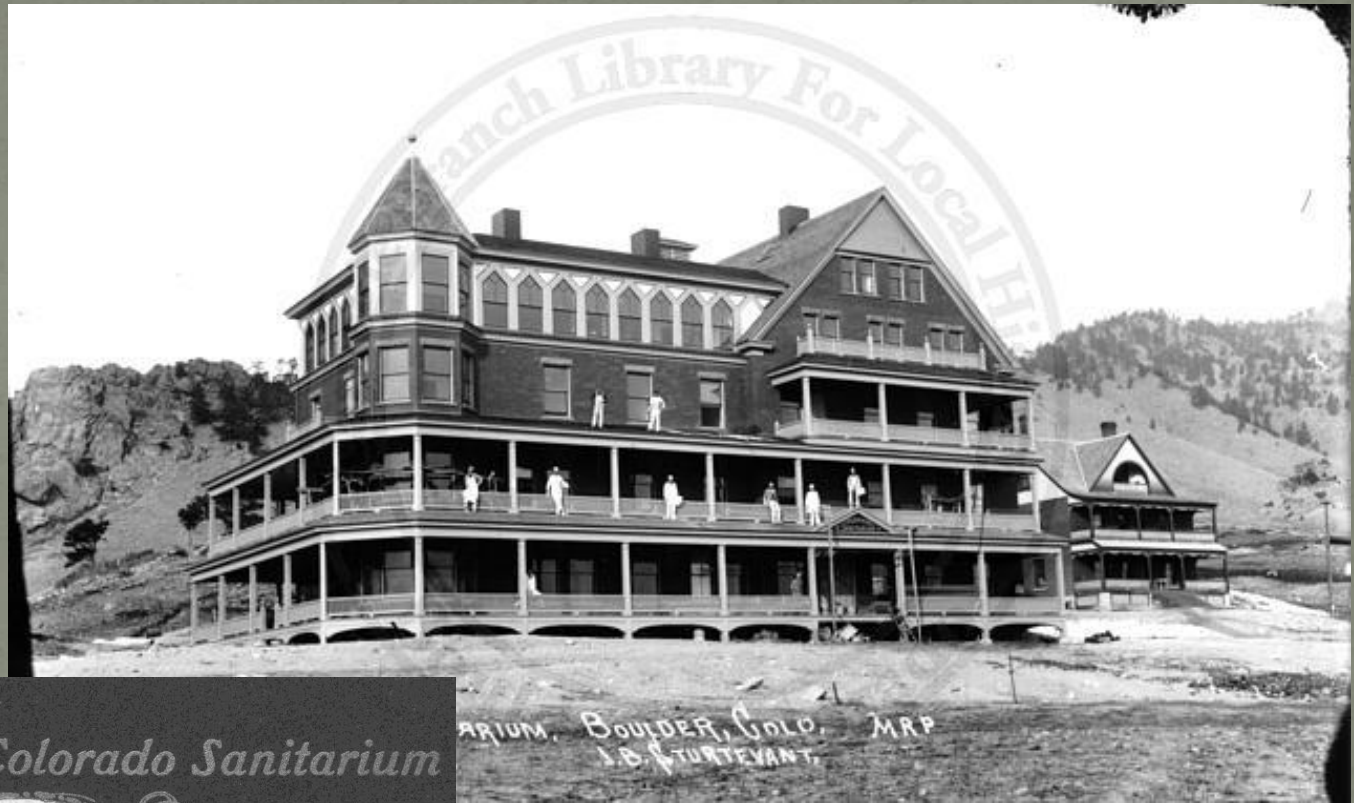


# Lost Boulder

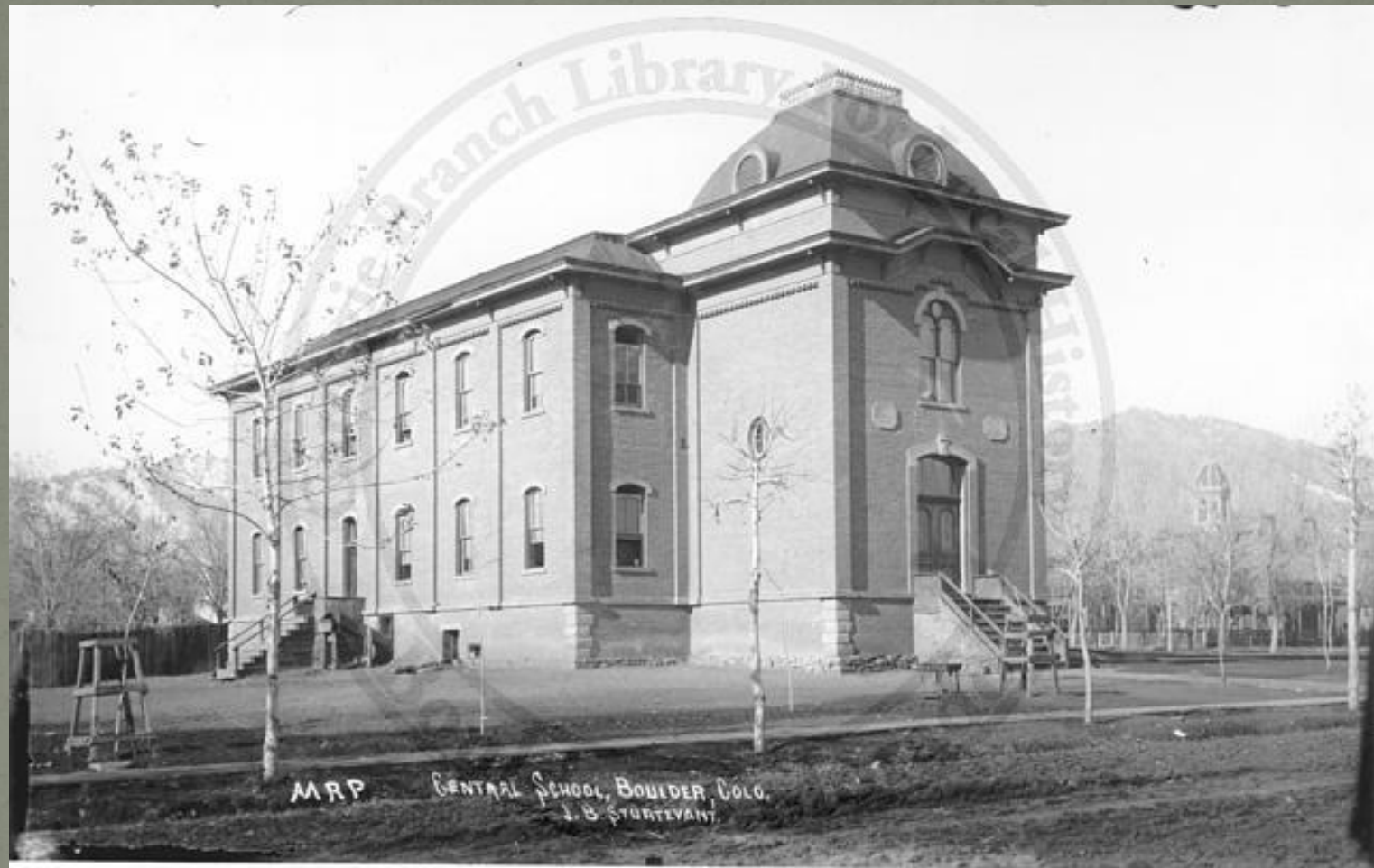
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City of Boulder Landmarks Board  
2015 Lecture Series

# Boulder-Colorado Sanitarium (1896-1950s)



# Central School (1872-1972)





# Central School (1872-1972)





# Boulder County Courthouse (1882-1932)



# Boulder County Courthouse (1882-1932)





# Boulder Masonic Lodge (1895-1948)







# 2205 Broadway (1895-1949)



# 2205 Broadway (1950)









# BOULDER'S LOST AFRICAN AMERICAN HERITAGE

















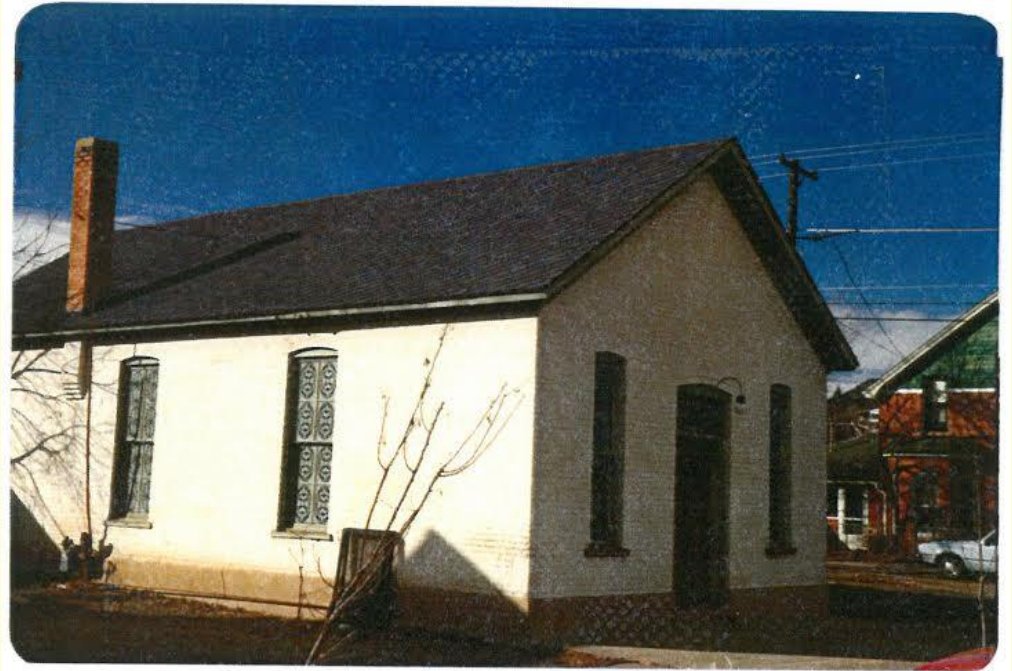
ALLEN CHAPEL, A.M.E. CHURCH  
2014 W. 18th Street, Boulder  
[2017] (erected 1884)

[ca. 1955]



This small house of worship was built by some of the colored residents of Boulder in 1844. It is located on Lot 12, Block 91, being the second building from the NW corner of 18th and Pearl Streets (2013 18th Street).

[2017]







**FULL  
CYCLE**

**SALES  
SERVICE  
RENTALS**

**FULL  
CYCLE**



ESTABLISHED  
1982

[WWW.FULLCYCLEBikes.COM](http://WWW.FULLCYCLEBikes.COM)  
303-440-1008

**OPEN**

1795





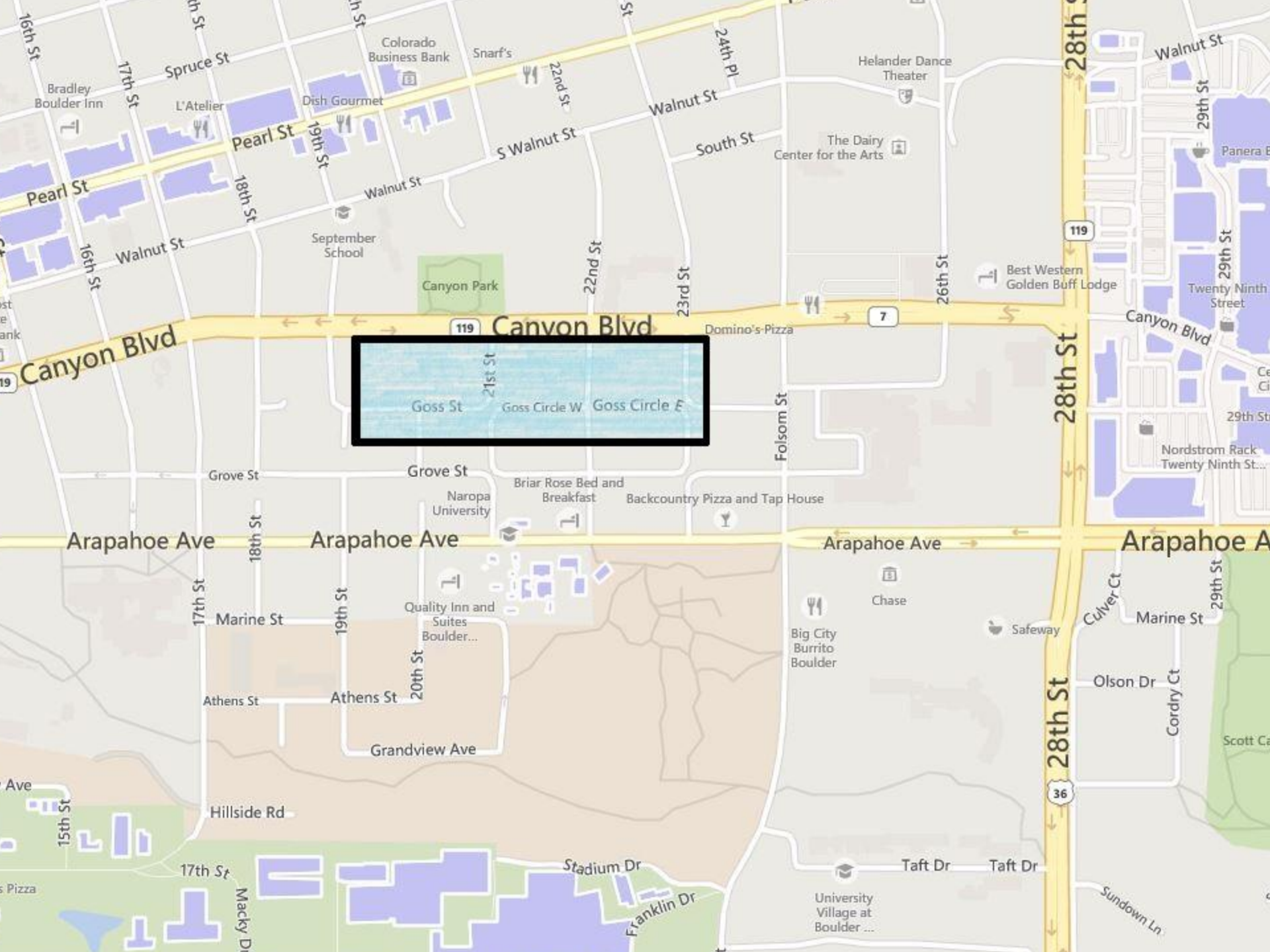
Jackson's Resort (Now Norwood Park)



Arapahoe Ave 1600







Appraised 19 29

## BOULDER COUNTY REAL ESTATE APPRAISAL

OWNER

HOUSE No. 1902 STREET

CITY

S 1/2 5 and all 6 BLOCK 3 ADDITION

r Constructed

Est. Life in Years



## ESTIMATE OF VALUATION

	BLDG. PART A	BLDG. PART B	GARAGE
Cubic Feet	13888	13888	
per cu. ft.	14	16	
Cost	\$ 2262	\$ 2227	
Sheds	147	148	
ge			
as			
TOTAL	\$ 2507	\$ 2370	
% Obsolescence			
% Physical Dep.	16.27	12.60	
After Deducting Depreciation	\$ 980	\$ 830	
% Utility Dep.	\$ 260		
SENT VALUE	\$ 620		

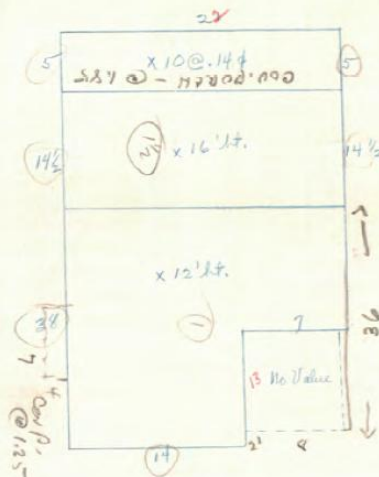
## DESCRIPTION

if Bldg.	C.B.	Basement	No
uction	Frame	Roof	Shingle
if Const.	Mod.	Heating	Stove
or	Frame	Plumbing	Mod. Pl.
or Finish	Plaster	Light	plac
	Soft and	Priv. Garage	No
	the	Barns or Sheds	No
existing	No	State of Reps.	Bad
ation	Stone	Local Imps.	Part

## ADDITIONS AND BETTERMENTS

YEAR	AMOUNT	YEAR	AMOUNT

## BUILDING PLAN



$$\begin{array}{r} 15 \times 3 = 45 \\ 4 \times 6 = 24 \\ \hline \end{array}$$

$$\begin{array}{r} 14 \frac{1}{2} \times 22 \times 16 = 5104 \\ 22 \times 25 \times 12 = 6600 \\ 13 \times 14 \times 12 = 2184 \\ \hline 13888 \text{ cu} \end{array}$$

$$5 \times 22 \times 10 @ 144$$

Height of Building 16

## SUMMARY

DESCRIPTION	AMOUNT
Building Permit	\$
Original Cost, Improvements Only	\$
Additions and Betterments	\$
Owner's Estimate of Present Value	\$
Private Appraisal	\$
Insurance	\$
Mortgage	\$
Monthly Rental	\$

## ANNUAL ASSESSMENT

YEAR	LAND	IMPROVEMENTS
1938	\$ 220	\$ 430
1939		
1940		
1941		
1942	220	430
1943		
1944		
1945		
1946		



leaf 952

Appraised 29

## BOULDER COUNTY REAL ESTATE APPRAIAL

OWNER BRUNO GREENIS - BOULDER,  
Everardo Gallaga

HOUSE No. 1916 STREET Yucca CITY Boulder

LOTS  $6^25 + \text{all } 4$  BLOCK  $3$  ADDITION *Gulver*

Year Constructed	over 40	Est. Life in Years
------------------	---------	--------------------

### Photograph



### ESTIMATE OF VALUATION

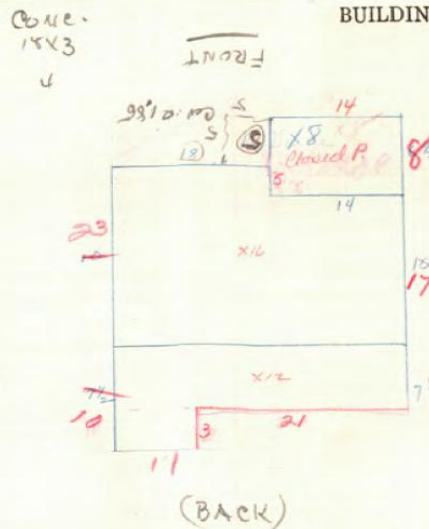
	BLDG. PART A	BLDG. PART B	GARAGE
No. Cubic Feet	9972	13228	
Cost per cu. ft.	16	18	
Total Cost	\$ 1,176	\$ 2,16	\$
Porches		104	
Garage			
Extras			
TOTAL	\$ 1776	\$ 2220	\$
% Obsolescence			
60% Physical Dep.	1066	1330	
Net After Deducting Depreciation	\$ 710	\$ 890	\$
30% Utility Dep.	\$ 210		\$
PRESENT VALUE	\$ 500	\$	\$

### DESCRIPTION

Class of Bldg.	D	Basement	No
Construction	Frame	Roof	Shingle
Char. of Const.	Mod	Heating	Stove
Exterior	Frame	Plumbing	Mod
Interior Finish	Plaster	Light	Elec
Floors	Soft	Priv. Garage	No
Stories	1 1/2	Barns or Sheds	No
Fire Resisting	No	State of Reps.	Bad
Foundation	Stone	Local Imps.	None

### ADDITIONS AND BETTERMENTS

## BUILDING PLAN



$$\begin{array}{r} 6\frac{1}{2} \times 18 \times 16 = 1872 \\ 10 \times 32 \times 16 = 5120 \\ 7\frac{1}{2} \times 32 \times 12 = 2880 \\ \hline 9872 \text{ gal.} \end{array}$$

$$\begin{array}{r} 5 \times 18 \times 16 = 1440 \\ 17 \times 32 \times 16 = 8704 \\ 7 \times 32 \times 12 = 2688 \\ 3 \times 11 \times 12 = 396 \\ \hline \text{Pouch } 8 \times 14 \times 8 = 1344 \end{array}$$

Height of Building-----16-----

## SUMMARY

DESCION	AMOUNT	YEAR	LAND	IMPROVEMENTS
Building Permit	\$	1938	\$ 200	\$ 320
Original Cost, Improvement	\$	1939		
Additions and Betterments	\$	1940		
Owner's Estimate of Preser'alue	\$	1941		
Private Appraisal	\$	1942	200	320
Insurance	\$	1943		
	\$	1944		

# BOULDER COUNTY REAL ESTATE APPRAISAL

OWNER Anthony Morrison

HOUSE No. 1926 STREET Goss CITY Boulder

LOTS 3 BLOCK 3 ADDITION Culver Sub.

Year Constructed 1925 Est. Life in Years



## ESTIMATE OF VALUATION

	BLDG. PART A	BLDG. PART B	GARAGE
o. Cubic Feet	11628		
ost per cu. ft.	20	20	
otal Cost	\$ 2325	\$	\$
orches	360		
orage			
xtras			
TOTAL	\$ 2685	\$ 2685	\$
% Obsolesence	25		
% Physical Dep.	53.5	67.0	
st After Deducting Depreciation	\$ 2150	\$ 2010	\$
% Utility Dep.	6.50		
PRESENT VALUE	\$ 1500	\$	\$

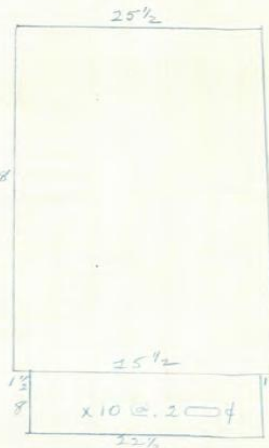
## DESCRIPTION

of Bldg.	D.	Basement	No
truction	Steel	Roof	C. Shingles
of Const.	Mod.	Heating	Stove
rior	Stone	Plumbing	Mod. S.D.
ior Finish	Plaster	Light	Ch.
's	Hard	Priv. Garage	No
es	One	Barns or Sheds	No
Resisting	No	State of Reps.	Good
ation	Stone	Local Imps.	Part

## ADDITIONS AND BETTERMENTS

YEAR	AMOUNT
------	--------

## BUILDING PLAN



$25\frac{1}{2} \times 28 = 714 \text{ sq. ft.}$   
 $8 \times 22\frac{1}{2} \times 10 @ 20$

Height of Building...12

## SUMMARY

DESCRIPTION	AMOUNT	YEAR	LAND	IMPROVEMENTS
Building Permit	\$ 240	1938	\$ 130	\$ 990
Original Cost, Improvements Only	\$	1939		
Additions and Betterments	\$	1940		
Owner's Estimate of Present Value	\$	1941		
Private Appraisal	\$	1942	130	990
Insurance	\$	1943		



OKXEN

\* after 1 PM. TUES  
11/4/66

Resp 1938

Re-Appraised 1937

# BOULDER COUNTY REAL ESTATE APPRAISAL

OWNER James A & Frances C. Collins

HOUSE No. 1936 STREET Goss CITY Boulder

LOTS 1 BLOCK 3 ADDITION Calvers

Year Constructed over 40 Est. Life in Years



## ESTIMATE OF VALUATION

	BLDG. PART A	BLDG. PART B	GARAGE
o. Cubic Feet.	10752		
Cost per cu. ft.	18		
total Cost.	\$ 1935		
Orches	211		
Garage			
xtras			
TOTAL	\$ 2146	\$ 2146	
% Obsolesence			
2% Physical Dep.	1076	1176	
Cost After Deducting Depreciation	\$ 1070	\$ 970	
2% Utility Dep.	\$ 320		
PRESENT VALUE	\$ 750		

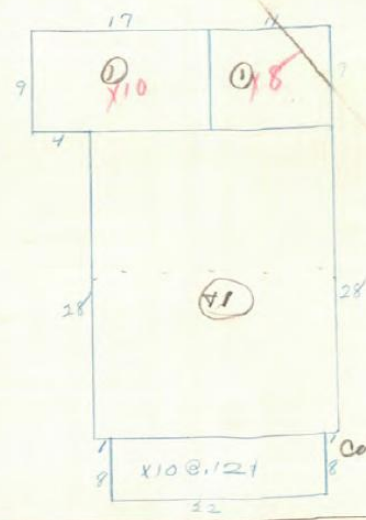
## DESCRIPTION

Foundation	Brick	Basement	No
Structure	Brick	Roof	Shingles
Year of Const.	1936	Heating	Stove
Plumbing	Plumbing	Plumbing	No
Light	Light	Light	No
Priv. Garage	Priv. Garage	Priv. Garage	No
Barns or Sheds	Barns or Sheds	Barns or Sheds	No
State of Reps.	State of Reps.	State of Reps.	Good
Local Imps.	Local Imps.	Local Imps.	None

## ADDITIONS AND BETTERMENTS

YEAR	AMOUNT	YEAR	AMOUNT
------	--------	------	--------

## BUILDING PLAN



$24 \times 28 \times 16 = 10752 \text{ cu. ft.}$

$9 \times 17 \times 10$   
 $9 \times 11 \times 8$   
 $8 \times 22 \times 10 @ 12'$

Cor. Pouch @ 2.25

Height of Building 16

## SUMMARY

DESCRIPTION	AMOUNT
Building Permit	\$
Original Cost, Improvements Only	\$
Additions and Betterments	\$
Owner's Estimate of Present Value	\$
Private Appraisal	\$
Insurance	\$
Mortgage	\$

## ANNUAL ASSESSMENT

YEAR	LAND	IMPROVEMENTS
1938	\$ 290	\$ 600
1939		
1940		
1941		
1942	390	450
1943		
1944		





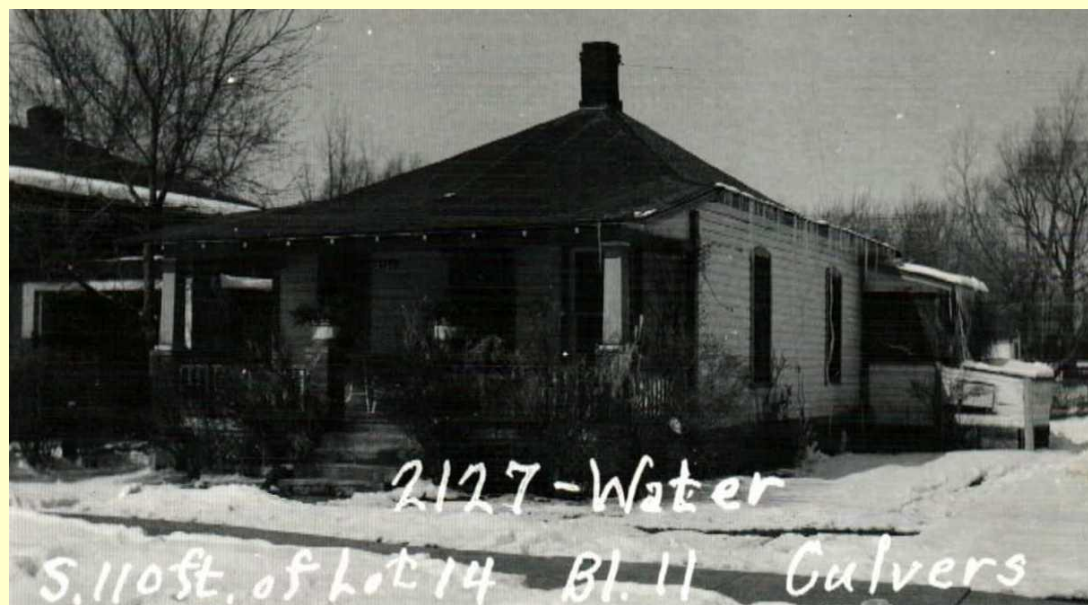


















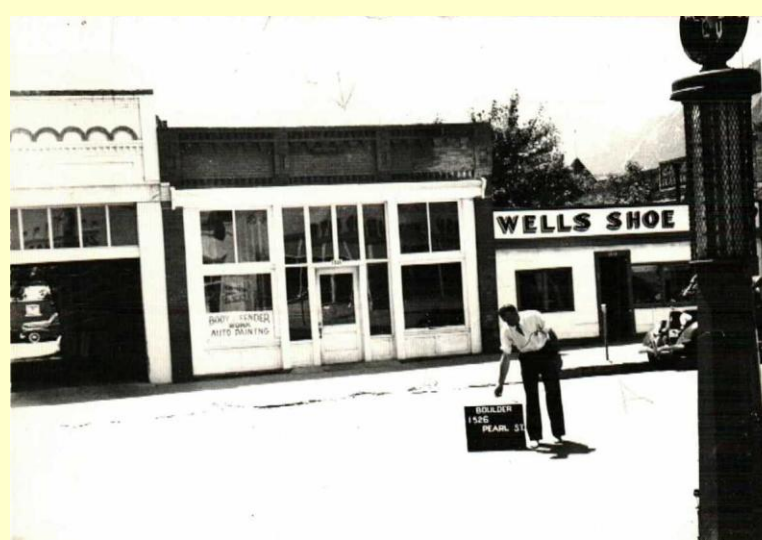


1354 Arapahoe  
Lot 6 Bl. 2 Marine Place















# Downtown Parking Lots

Marcy Cameron

City of Boulder Historic Preservation Planner







# Broadway & Walnut

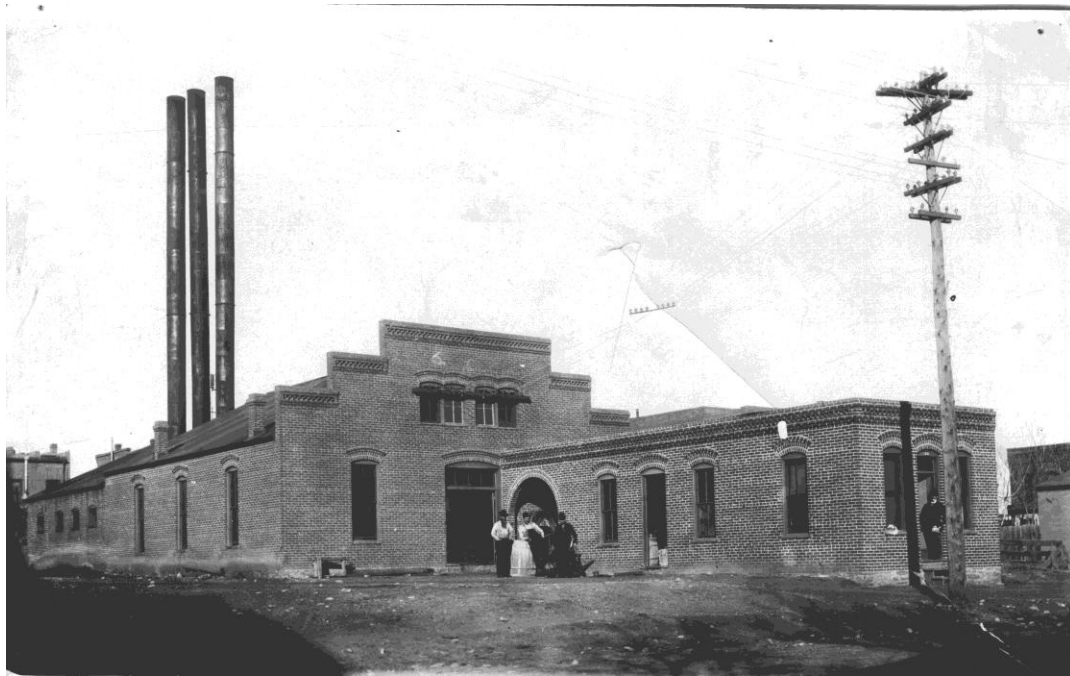
## Northeast Corner



BROADWAY & WALNUT | WELLS FARGO PARKING LOT

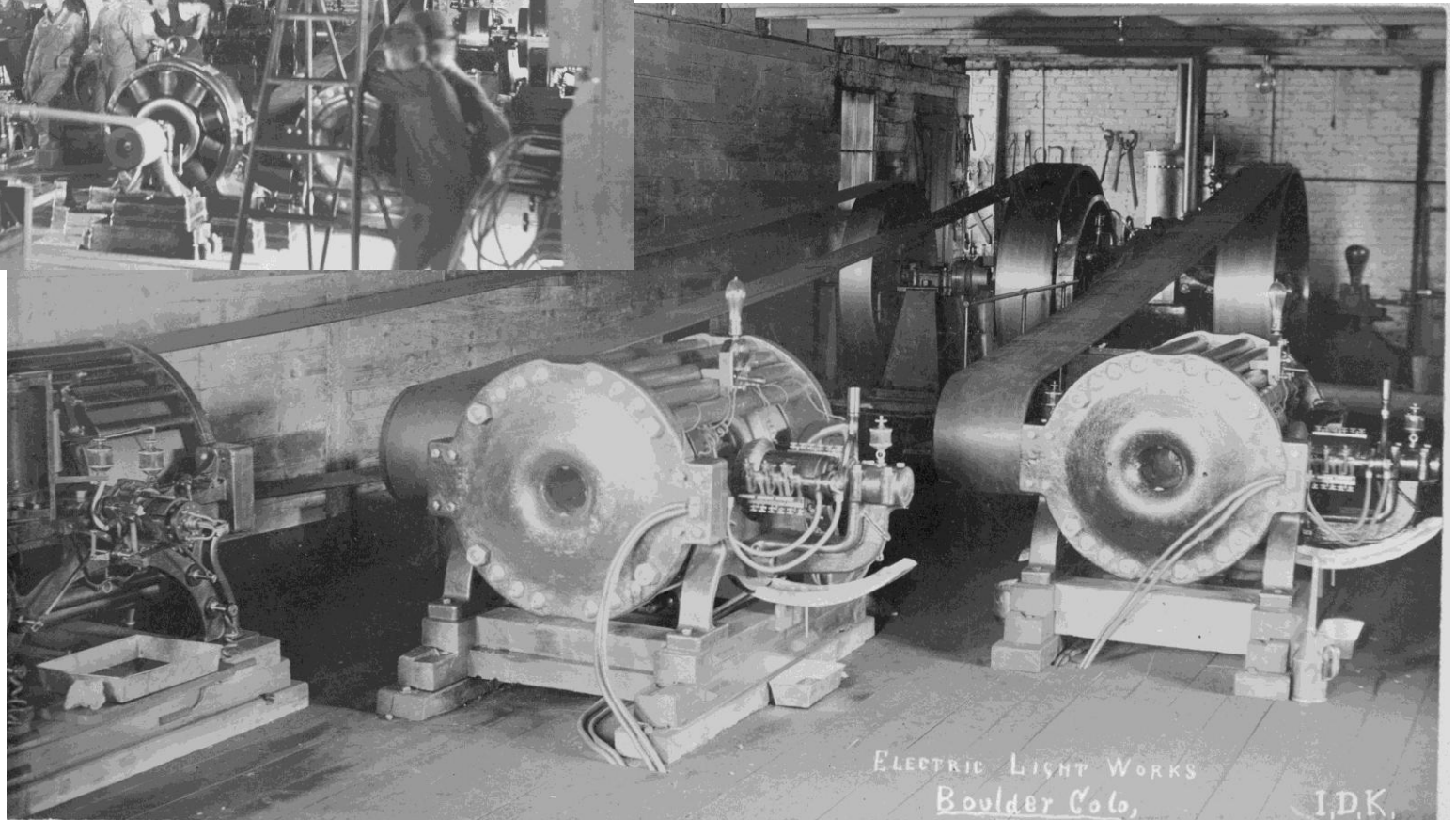
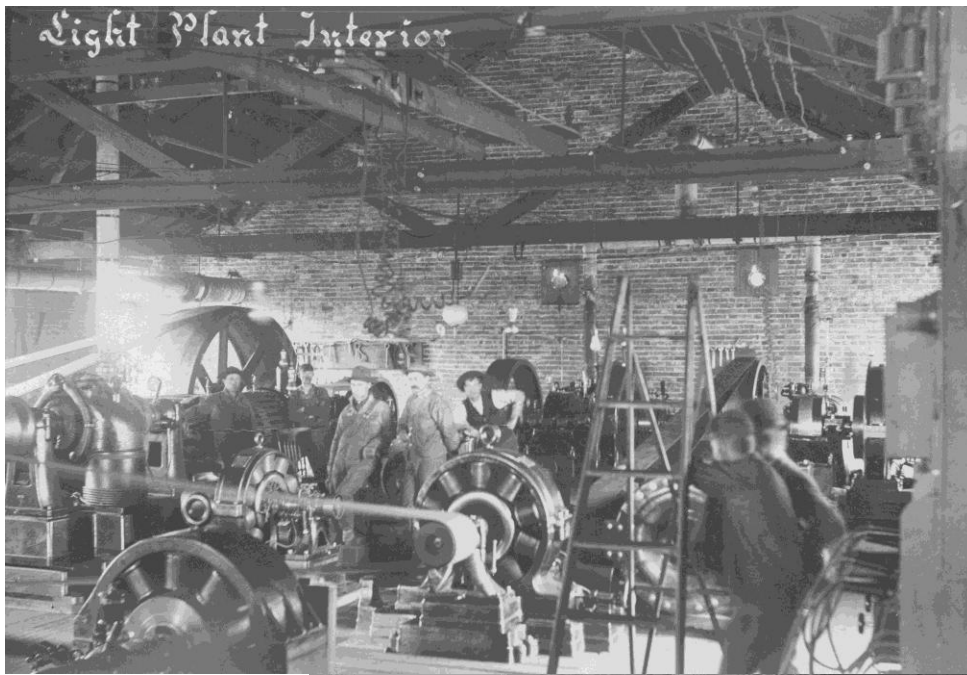






BROADWAY & WALNUT | BOULDER ELECTRIC LIGHT & POWER COMPANY (1896-1906)



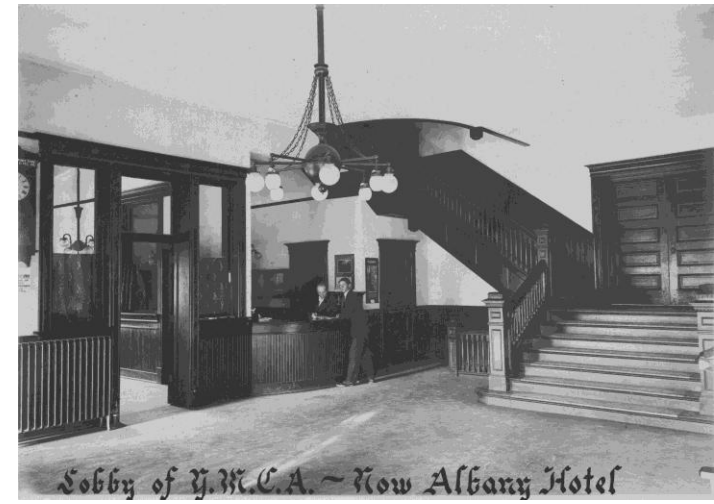
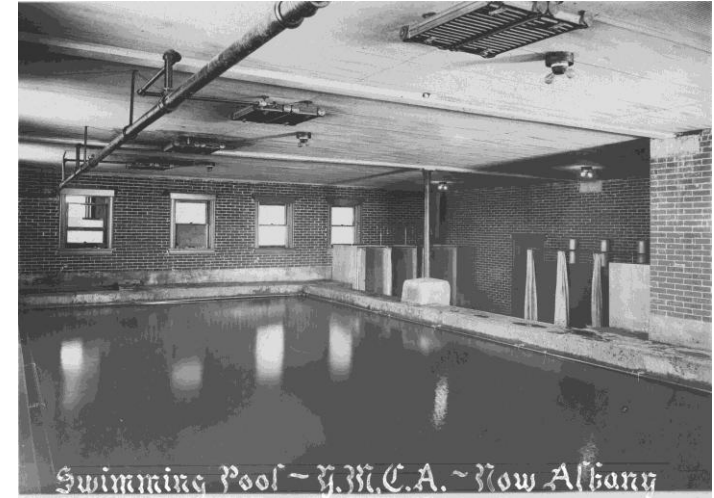
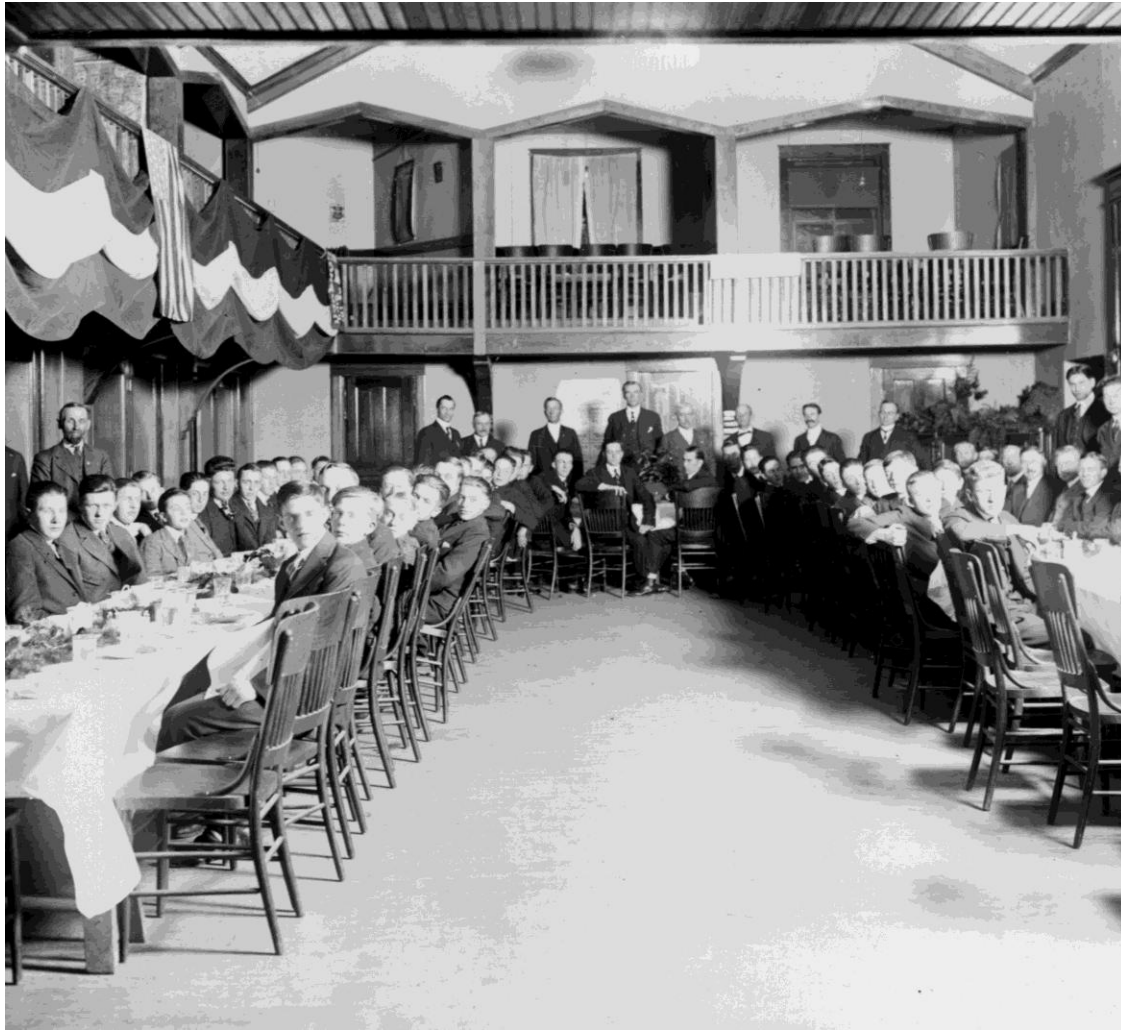


BROADWAY & WALNUT | BOULDER ELECTRIC LIGHT & POWER COMPANY (1896-1906)

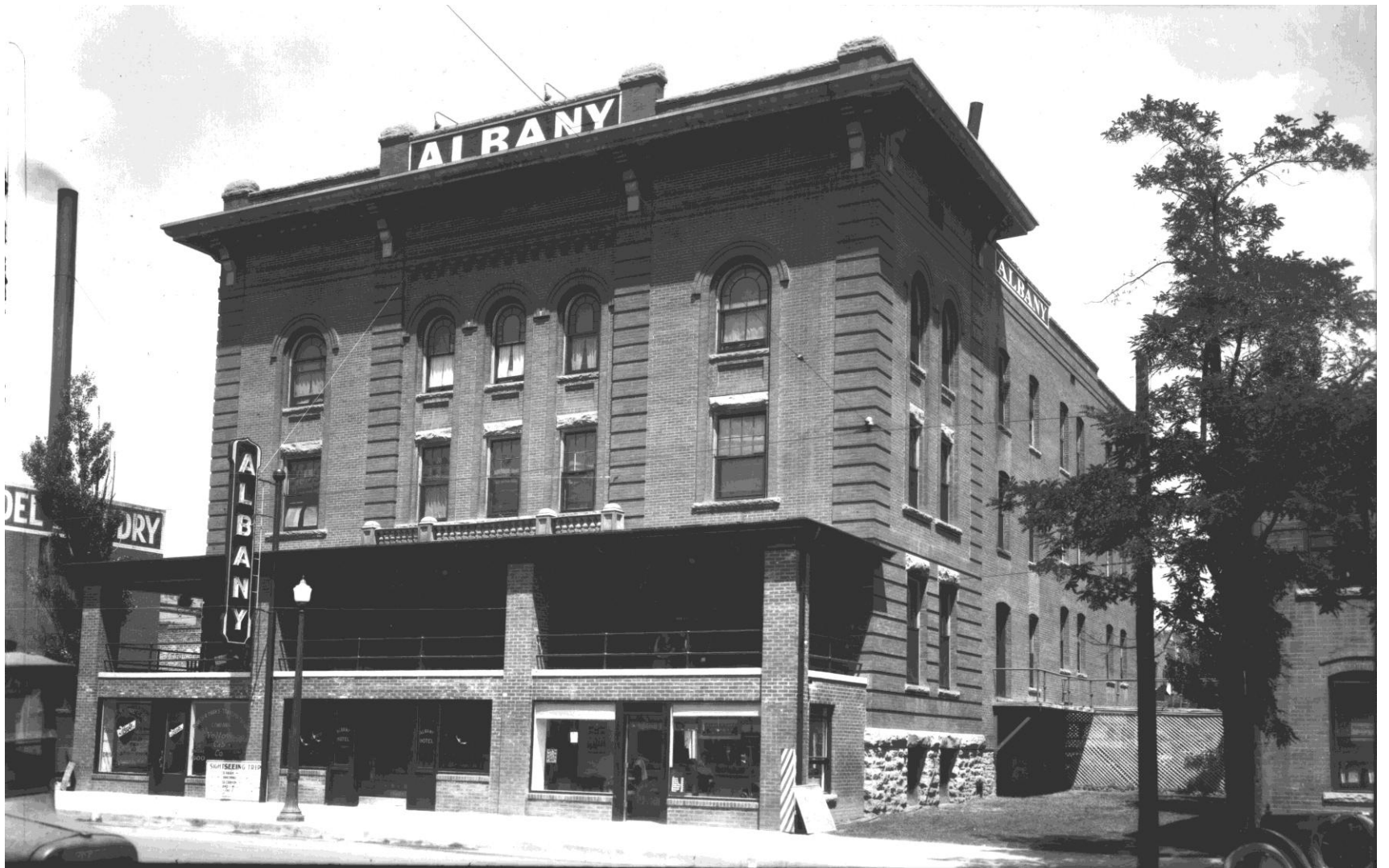


BROADWAY & WALNUT | Y.M.C.A. (1906-1926)





BROADWAY & WALNUT | Y.M.C.A. (1906-1926)



BROADWAY & WALNUT | ALBANY HOTEL (1926-1959)





BROADWAY & WALNUT | ALBANY HOTEL (1926-1959)



BROADWAY & WALNUT | ALBANY HOTEL (1926-1959)





BROADWAY & WALNUT | ALBANY HOTEL (1926-1959)



BROADWAY & WALNUT | ALBANY HOTEL (1926-1959)





BROADWAY & WALNUT | BANK PARKING (1959-TODAY)



BROADWAY & WALNUT | BANK PARKING (1959-TODAY)





BROADWAY & WALNUT | ARNETT BLOCK (1911-1959)





# I 300 Block of Walnut

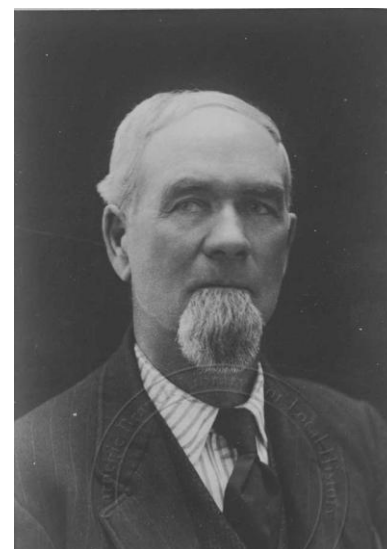
## North Side



13<sup>TH</sup> & WALNUT







13<sup>TH</sup> & WALNUT | MALLON HOUSE (1882-1955)





13<sup>TH</sup> & WALNUT | CITY HALL



13<sup>TH</sup> & WALNUT | RESIDENCES





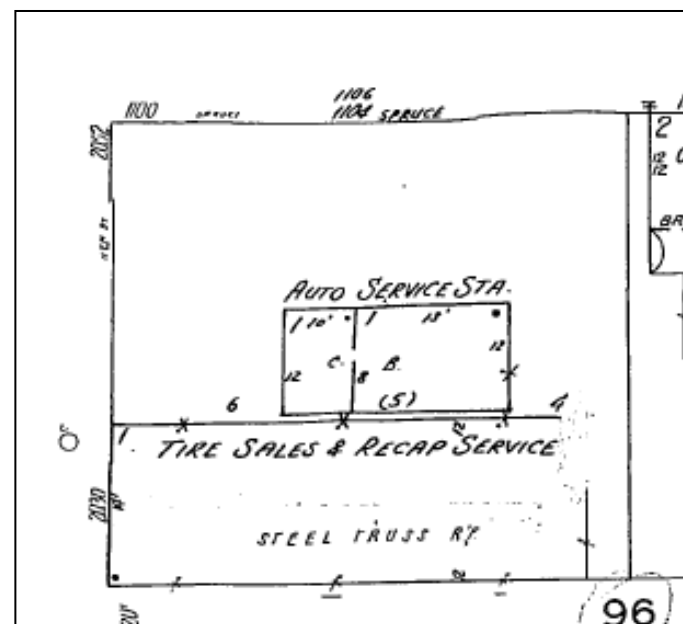
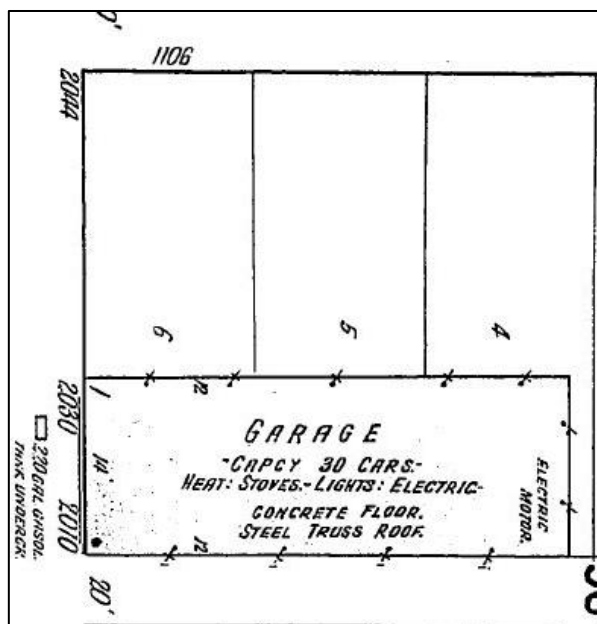
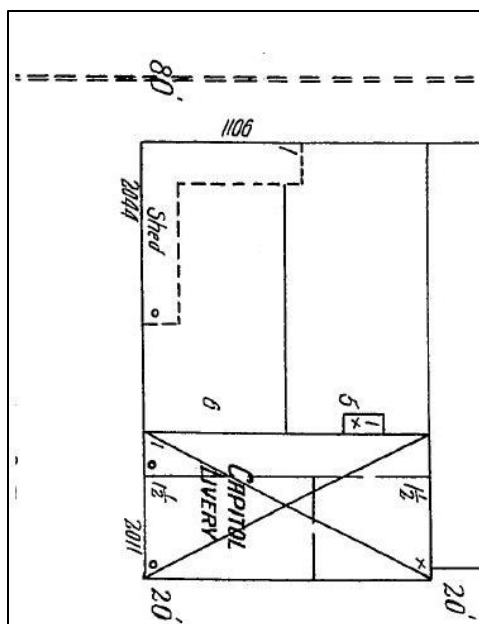
13<sup>TH</sup> & WALNUT | COLORADO BUILDING

11<sup>TH</sup> & Spruce  
Southeast Corner





11<sup>TH</sup> & SPRUCE | MUNICIPAL PARKING GARAGE







11<sup>TH</sup> & SPRUCE | CAPITOL LIVERY (c.1860-1909)



11<sup>TH</sup> & SPRUCE | PIKE AND KING CHEVROLET (1917-1955)



# Broadway & Spruce

## Northwest Corner



BROADWAY & SPRUCE | MUNICIPAL LOT







BROADWAY & SPRUCE | SALE HOTEL (1880s-1910)





BROADWAY & SPRUCE | PLACE SANITARIUM (1912-1919)





BROADWAY & SPRUCE | HOWE MORTUARY (1920-1923)







BROADWAY & SPRUCE | ARLINGTON HOTEL (1924-1965)





BROADWAY & SPRUCE